

**BOARD OF ADJUSTMENT
APPLICATION NO. 16-36**Applicant Jeff Hodges Telephone 479-790-1557Address 2221 W Walnut, Rogers, AR 72756EMAIL jeff@foghornswings.comProperty Owned By Jeff Hodges Telephone 479-790-1557Address 1708 W Sunset, Suite A, Springdale, AR 72762Location of Property 2221 W Walnut

Nature of Appeal:

1. Appeal from decision of enforcement officer: _____
2. Variance from zoning ordinance: Visibility of building from
road is impaired.
VARIANCE TO ALLOW ADDED SIGNAGE

Applicant Signature: Jeff Hodges

Along with application please submit:

A letter requesting the variance and stating the hardship or reason it's needed.

\$100 fee

Legal Description

Survey (Attach if necessary)

(Survey should show existing and proposed buildings, dimensions of property lines and distance from building to all property lines).

Present Zoning: C-2 (partial overlay) Date Filed: 7/5/16Public Hearing Date: 7/18/16 Application Fee: \$100 CR. # 1052

Decision of Board: _____

Date: _____

Secretary, Board of Adjustment

Board of Adjustment Variance Request

Foghorn's Rogers, 2221 W. Walnut, Rogers, AR 72756

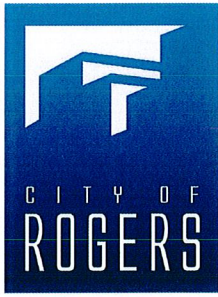
June 30, 2016

I am writing this letter to request a variance to allow an additional sign on the side of my building. Subsequent to when I purchased the land, Captain D's bought the front part of the parking lot I share and erected a building directly in front of mine. Between Captain D's and Andy's, my sign at the front of the building is blocked. I am requesting a variance to put a metal sign at the east side of my building that will be visible for traffic traveling west on Walnut. Please let me know what questions I can answer and thank you for reviewing my request.

Respectfully,

Jeff Hodges

A handwritten signature in black ink, appearing to read "Jeff", with a stylized flourish at the end.



City of Rogers
Planning Department
301 W. Chestnut
Rogers, Arkansas, 72756 • 479-621-1186
www.rogersar.gov

NOTICE OF APPLICATION FOR VARIANCE

Notice is hereby given that a hearing will be held in the City Hall Building at 301 West Chestnut on July 18, 2016 at 9:30 a.m. to consider the variance application by Jeff Hodges under the provisions of the Zoning Ordinance of the City of Rogers, for a variance to allow additional wall signage for the property located at 2221 W Walnut Street in the city's C-2 (Highway Commercial) zoning district, more particularly described as follows:

LEGAL DESCRIPTION:

BEING PART OF THE SW1/4 OF THE NW1/4 OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SAID SW1/4 OF THE NW1/4 OF SECTION 11, THENCE ALONG THE SOUTH LINE OF THE SW1/4 OF THE NW1/4 OF SAID SECTION 11, S 89°24'45" E 611.56 FEET, THENCE N 00°08'17" E 40.00 FEET, TO A ½ INCH IRON PIN ON THE NORTH RIGHT OF WAY OF HIGHWAY 71B; THENCE N 00°08'17" E 620.04 FEET, TO A 1/2 INCH IRON PIN, THENCE S 89°20'48" E 344.11 FEET TO AN IRON PIN FOR THE POINT OF BEGINNING, THENCE S 89°26'46" E 116.20 FEET TO AN IRON PIN; THENCE S 00°33'08" W 95.00 FEET TO AN IRON PIN, THENCE S 88°27'00" E 44.71 FEET; THENCE S 00°07'24" W 514.79 FEET TO AN IRON ON THE NORTH RIGHT OF WAY ON HIGHWAY 71B; THENCE ALONG SAID RIGHT OF WAY, N 89°28'31" W 154.10 FEET TO AN IRON PIN; THENCE ALONG SAID RIGHT OF WAY S 00°08'17" W 10.00 FEET TO AN IRON PIN ON THE NORTH RIGHT OF WAY OF HIGHWAY 71B; THENCE ALONG SAID RIGHT OF WAY N 89°28'31" W 5.90 FEET TO AN IRON PIN; THENCE N 00°06'17" E 619.87 FEET TO THE POINT OF BEGINNING. LESS AND EXCEPT: A PART OF THE SW1/4 OF THE NW1/4 OF SECTION 11, TOWNSHIP 19 NORTH, RANGE 30 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, BENTON COUNTY, ARKANSAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: FROM THE SOUTHWEST CORNER OF SAID SW1/4 OF NW1/4, THENCE S 89°24'45" E 611.56 FEET; THENCE S 89°28'31" E 376.83 FEET; THENCE N 00°06'42" E 95.65 FEET TO THE POINT OF BEGINNING; THENCE N 00°05'42" E 200.00 FEET; THENCE S 89°54'18" E 80.00 FEET; THENCE S 00°05'42" W 200.00 FEET; THENCE N 89°54'18" W 80.00

FEET TO THE POINT OF BEGINNING. ALL CONTAINING 1.76 ACRES MORE OR LESS AND BEING SUBJECT TO ALL EASEMENTS OF RECORD OR FACT.

LAYMAN'S DESCRIPTION:

2221 W Walnut Street

Matt Loos, Secretary
Board of Adjustment

PUBLISH ONE TIME ONLY: July 8, 2016



CLIENT

FOGHORNS

JOB NAME

ACP 7' X 14'

DATE REVISED: 06.09.16
DATE APPROVED:

PLEASE CONFIRM ALL PROOF SPECS ARE ACCURATE. IT IS YOUR RESPONSIBILITY TO CHECK FOR ANY AND ALL ERRORS.

WE ARE NOT RESPONSIBLE FOR ERRORS AFTER APPROVAL. ANY ADDITIONS OR CORRECTIONS AFTER PROOF APPROVAL WILL BE AT CUSTOMER'S EXPENSE.

98 sf.

479-250-4844 | www.yoursignstudio.com



APPROVED:

DATE:

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CLIENT JOB NAME

FOGHORN'S

ROGERS - CHANNEL LETTERS

DATE REVISED: 04.25.16
DATE APPROVED:

479-250-4844 | www.yourstudio.com

EXISTING SIGN - PERMIT 16-56

58sf.
32" x 258"



APPROVED:

DATE:

By approving this proof, I have verified that spelling and content are correct. I am satisfied with the document layout and the images represented above. I understand that my document will print EXACTLY as it appears here, that I cannot make any changes once my order is placed, and that I assume all responsibility for typographical errors.

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